

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCELS 5, 6, and 9
IN THE FENWAY URBAN RENEWAL AREA
PROJECT NO. MASS. R-115

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Fenway Urban Renewal Area, Project No. Mass. R-115, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Roberts-Rosenthal Associates have expressed an interest in and submitted a satisfactory proposal for the development of Disposition Parcels 5, 6, and 9 in the said Project Area:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Roberts-Rosenthal Associates be and hereby are tentatively designated as the Redeveloper for Disposition Parcels 5 and 6 in the Fenway Urban Renewal Area, subject to:

- a. Submission within ninety (90) days, or any reasonable extensions thereof to be determined solely at the discretion of the Authority, of the following documents satisfactory to the Authority:
 1. Preliminary site plan, indicating the number and composition of the units which can be developed on the disposition parcels;
 2. Proposed rental schedule;
 3. Proposed construction schedule;
 4. A satisfactory financial allocation and commitment from MHFA.

- b. Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development.
- c. Publication of all public disclosure and issuance of all approvals required by Chapter 121A and 121B of the Massachusetts General Laws, as amended, and Title I of the Housing Act of 1949, as amended.

2. That Roberts-Rosenthal Associates be and hereby are tentatively designated as the Redeveloper for Disposition Parcel 9 in the Fenway Urban Renewal Area subject to the availability of funds for the acquisition, demolition, and site improvements on said Parcel 9, and subject to the submission of the same documents as required in number one above.

3. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.

4. That it is hereby found that Roberts-Rosenthal Associates possess the qualifications and financial resources necessary to develop the land in accordance with the urban renewal plan for the project area.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

May 27, 1971

MEMORANDUM

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TO: Boston Redevelopment Authority

FROM: Robert T. Kenney, Director

SUBJECT: DESIGNATION OF ROBERTS-ROSENTHAL ASSOCIATES
DEVELOPMENT OF DISPOSITION PARCELS 5, 6, AND 9
FENWAY URBAN RENEWAL AREA
PROJECT NO. MASS. R-115

Summary: This memo requests that the Authority tentatively designate Roberts-Rosenthal Associates as Redeveloper of Parcels 5, 6, and 9 in the Fenway Urban Renewal Area.

Under the terms of the Fenway Urban Renewal Plan, Disposition Parcels 5, 6, and 9 are now designated for residential with commercial on the lower floor. The parcels in question are in a unique situation; since presently the BRA owns a portion of the three parcels which are to be developed with the remainder owned by Church Realty Trust and private land owners. The BRA has received from Roberts-Rosenthal Associates a development proposal which will call for the development of approximately 616 residential units for low and moderate income housing with commercial development on the lower two floors.

Parcels 5 and 6 are totally owned by the Church Realty Trust and the BRA and are now ready for development. The BRA owns approximately seventy-five percent of the parcels and, through its "Cooperation Agreement" with the Church Realty Trust, will make these sites available to Roberts-Rosenthal Associates through the Trust in order that the Redeveloper will have a buildable area. Although Parcels 5 and 6 are assembled, it is estimated by our site office that it will cost approximately \$515,000 to acquire, demolish and make the necessary site improvements on Parcel 9.

It is intended that Roberts-Rosenthal Associates will acquire the sites and develop the before-mentioned residential units under financing to be supplied by Massachusetts Housing Finance Agency program through the HUD Section 236 subsidy and supplement program. The development will include the phased construction of two twin thirty story towers and a parking garage and the total construction period is estimated at thirty-six months. The construction of the first tower is anticipated for later this Fall.

Both the Church Realty Trust and Roberts-Rosenthal Associates have already invested substantial amounts of capital in this development, and have the financial resources to insure its successful completion. The development will provide a large number of badly needed housing units in the Fenway Area.

It is therefore recommended that the Authority tentatively designate Roberts-Rosenthal Associates as Redeveloper of Parcel 5, 6 and 9 in the Fenway Urban Renewal Area; with the understanding that the designation of this Redeveloper for Parcel 9 is subject to the availability of funding for the acquisition, demolition and site improvements for said Parcel 9.

A appropriate Resolution is attached.

Attachment

